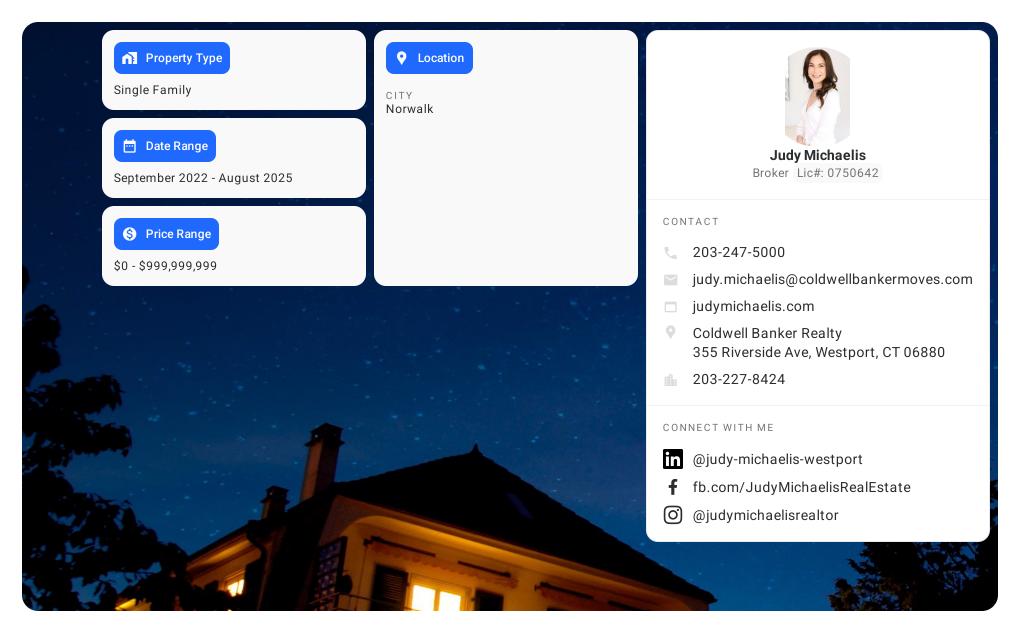


Market Trends Report August 2025





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Broker

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Properties: Single Family

Overview

The overview below shows real estate activity from January 2025 to August 2025. You will see data comparisons between August and the previous month, the last three months and August 2024.

			Monthly Trends		
Overview	YTD Avg.	August	July	May Jul.	Aug. 2024
New Listings	459	54	53	72	51
Average Sales Price per Square Foot	452	440	461	449	404
Average Days on Market	50	49	45	45	41
Number of Properties for Sale	833	88	118	133	102
Average List Price	\$1,075,973	\$1,169,434	\$1,200,028	\$1,191,686	\$799,182
Median List Price	\$759,181	\$787,000	\$775,000	\$789,667	\$637,000
Average Sales Price	\$969,770	\$875,381	\$1,098,234	\$972,098	\$980,302
Median Sales Price	\$778,197	\$690,000	\$815,000	\$813,333	\$763,500
Sales Price / List Price Ratio	105.07%	102.8%	104.85%	104.56%	104.59%
Number of Properties Sold	333	53	54	50	58
Month's Supply of Inventory	2.65	1.66	2.19	2.68	1.76
Absorption Rate	0.41	0.6	0.46	0.38	0.57



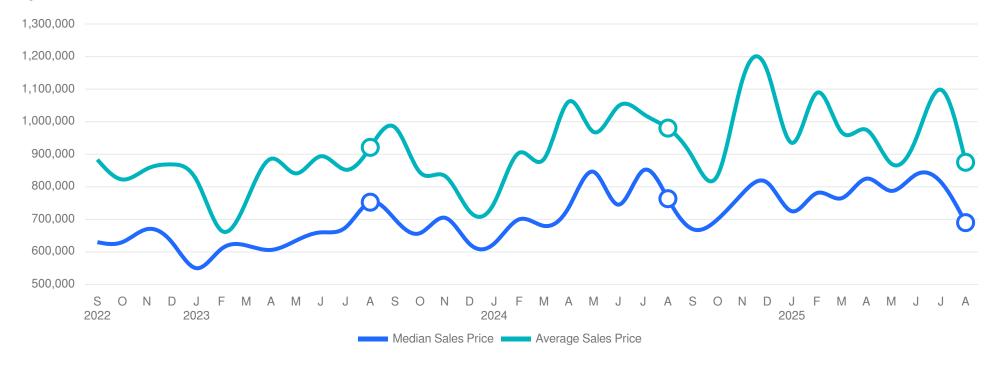


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Average & Median Sales Price

The median sales price in August 2025 was \$690,000, down -15.34% from \$815,000 from the previous month and -9.63% lower than \$763,500 from August 2024. The August 2025 median sales price was at its lowest level compared to August 2024 and 2023. The average sales price in August 2025 was \$875,381, down -20.29% from \$1,098,234 from the previous month and -10.70% lower than \$980,302 from August 2024. The August 2025 average sale price was at its lowest level compared to August 2024 and 2023.





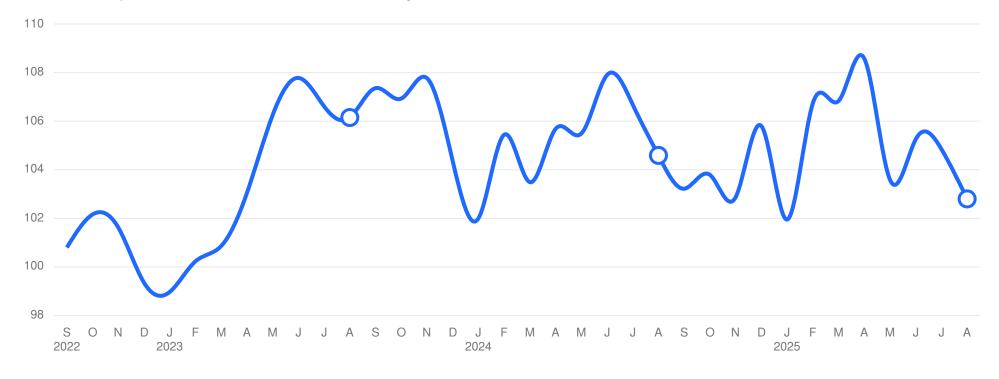


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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The August 2025 sales price/list price ratio was 102.8%, down from 104.85% from the previous month and down from 104.59% from August 2024.





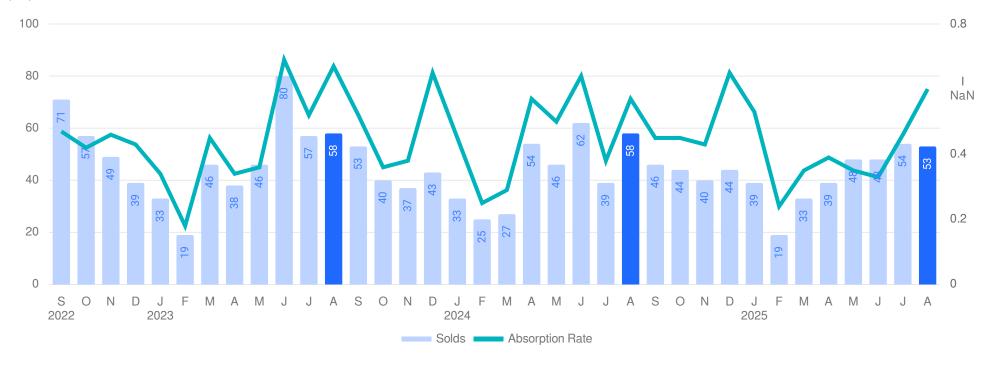


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Number of Properties Sold & Absorption Rate

The number of properties sold in August 2025 was 53, down -1.85% from 54 from the previous month and -8.62% lower than 58 from August 2024. The August 2025 sales were at its lowest level compared to August 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



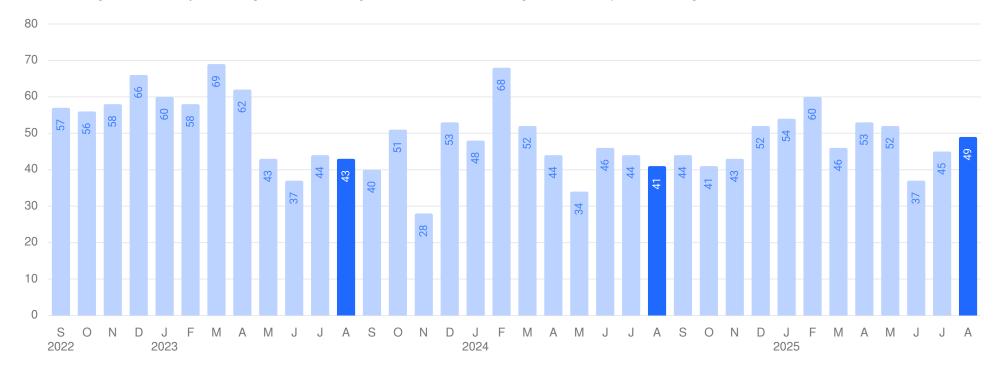


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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for August 2025 was 49 days, up 8.89% from 45 days from the previous month and 19.51% higher than 41 days from August 2024. The August 2025 DOM was at its highest level compared with August 2024 and 2023.





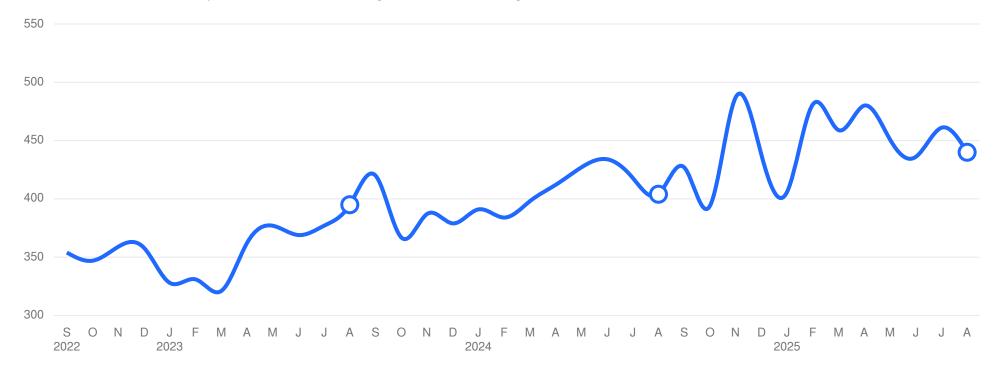


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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in August 2025 was \$440, down -4.56% from \$461 from the previous month and 8.91% higher than \$404 from August 2024.







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Inventory & MSI

The number of properties for sale in August 2025 was 88, down -25.42% from 118 from the previous month and -13.73% lower than 102 from August 2024. The August 2025 inventory was at a mid level compared with August 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2025 MSI of 1.66 months was at a mid level compared with August 2024 and 2023.







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New Listings

The number of new listings in August 2025 was 54, up 1.89% from 53 from the previous month and 5.88% higher than 51 from August 2024. The August 2025 listings were at its highest level compared to August 2024 and 2023.

